

120 Days Expires 3-31-72

264

File

S. F. 16299

AM# 835

HAYS

County

SCHOOL LAND

John T. Keene

M. (Good Faith Claimant)

(F.R.)

3-26-73
JRB

38⁶⁰⁷

Acres

Section No.

Block

Tsp.

Cert.

Act of June 19, 1939

Audit

VACANCY APPROVED, 1-31-73.

Legal

Engineering

Geology

Execution

Bob Armstrong
Bob Armstrong, Commissioner

Patent to John T. Keene, Original, with R/R,

9-6-73.

REG. MK'D. PTD.

Map Mk'd. *Pat*

Obligation

Vol.

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Att: Forrest Troutman-Box 1409
Austin, Texas 78767
No. 17-*Patent* 9/17/73
No. 18-*Patent* 9/17/73
No. 19-*Patent* 9/17/73

PATENTED

9/12/73

NO. 264

VOL. 40-B

MAILED CO. CLK.

9/17/73

PAID IN FULL FOR 38.607 ACRES

DATE 8-21-73

R

Rec'd 8-21-73-\$15.00 Pat Fee Reg#108308
Rec'd 8-21-73-\$ 2.00 Rec Fee Reg#108309

Pat'd Sup "H"

APPLICATION TO PURCHASE

(Good Faith Claimant)

NOV 21 1972

General Land Office

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.

2. The said tract of land is situated in Hays County, Texas, about 33 miles North 27° West from San Marcos, the county seat, and is described

as follows, to-wit: Bounded on the south by the H & O B Railroad Company Survey No. 1, on the West by Scrap File No. 13397, on the North by the H & O B Railroad Survey No. 62, on the East by the John M. Cayce Survey

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibit A & B.

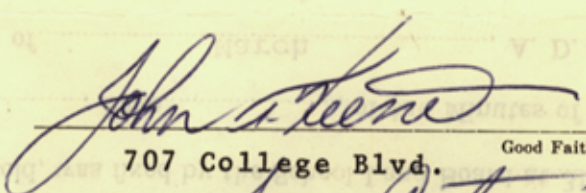
4. Remarks:*

This alleged vacancy, according to what claimant has been told, contains 35.8 acres of land and is in a ranch consisting of approximately 3100 acres of land purchased by Mr. Edward Auge from Mr. W. J. Allen on October 30, 1939. Mr. Allen had purchased from Mr. C. H. Barnett in 1937, and Mr. Barnett had acquired it from his mother in 1929. Mr. Barnett got it in 1927 from Ullrich.

Ed Auge conveyed this property in trust for the benefit of his daughter, Helen Auge Keene, now Mrs. John Keene. The trust terminated in about the year 1952, at which time Helen Auge Keene took legal possession of such property.

Claimant and his predecessor in title have had possession of such property over a span of more than 40 years, has had the property fenced and has paid all taxes on the same.

The land is situated in Hays County and is assessed on the County Rolls at \$23.20.


707 College Blvd. Good Faith Claimant
Post Office San Antonio

IMPORTANT NOTICE!

- *NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.
(2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.
(3) Any other statement pertinent to the application to purchase may be included.

(OVER)

CERTIFICATE

I, H. E. White, Secretary of the School Land Board, do hereby
certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the
20th day of March, A. D. 1973, the price at which the area of land described
in the above application No. S. F. 16299, shall be sold, was fixed by the School Land Board at 300.00
Dollars per acre, all of which is shown in Vol. 29, Page _____, of the Minutes of said Board.

Given under my hand this the 20th day of March, A. D. 1973, at
Austin, Texas.

7/26/20

Secretary of the School Land Board

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16299

**APPLICATION TO PURCHASE
UNSURVEYED SCHOOL LAND
(Good Faith Claimant)**

of
John T. Keenan
San Antonio, Texas.

WITHOUT SETTLEMENT

Filed November 21, 1972

4343 Boh Cemetery
Commissioner

Approved _____
Rejected 3-20-73, 19__

rejected 2/2, 19
Bob Cunningham
Cunningham.com

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100
DATE 11-30-72
Reg. No. 3500

GENERAL LAND OFFICE

QUESTIONNAIRE

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NOV 21 1972

General Land Office

The following information is required with all applications for purchase:

1. Type of land
 - (a) Kind of soil Caliche and Loam with rocks.
 - (b) Topography of surface Rolling hills and valley
 - (c) Purpose for which adapted (cultivated or grazing) Pasture and grazing.
2. Type and value of timber, if any Some cedar with possibly a small amount of value as Cedar posts, but this is growth after Cedar cutting in prior years.
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$23.20
4. The assessed value in this county is 75 % of market value.
5. The actual value without improvements is See attached sheet per acre.
6. The nearest production of oil, gas or minerals is unknown (distance), See attached sheet (direction). None in immediate vicinity.
7. The nearest drilling oil or gas well is unknown, but not acquainted with (distance) See attached sheet (direction). any within 50-60 miles.
8. The nearest dry hole is See attached sheet (distance) See attached sheet (direction). Unknown but perhaps on the Hulbut Ranch which adjoins this ranch on the East.
9. If the land is under oil and gas lease, fill in the following:
 - (a) To whom leased No lease.
 - (b) Date of lease _____
 - (c) Bonus received (per acre) _____
 - (d) Total amount of rental received _____
10. If there is production on this tract, fill in the following:
 - (a) Number of producing wells No production.
 - (b) Name of the field in which the tract is located _____
 - (c) Royalty payments received _____
11. Do you contemplate a sale of this land in the near future? Yes.
(Yes or No)
If so, what is the sale price per acre? See attached sheet.

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 20 day of November, 1972.

John A. Hunt

Sworn to and subscribed before me, this the 20 day of November, 1972.

Milton C. Haff
Notary Public in and for
Baker County

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NOV 21 1972

General Land Office

Answer to Question 5:

The land involved in this particular vacancy is inferior to the land on the perimeter and is a caliche, rocky draw, and any value it has is derived from the fact that it is within this ranch and the actual value as compared to the surrounding lands, in the opinion of claimant, is much less.

Answer Question 11:

We have an agreement for \$300.00 per acre on a sale in which the Buyer is acting as a Trustee for undisclosed principal and does not assume liability, and the only security on the note which will represent the sale is the land itself. Such note will provide for no payment on the principal for the first seven (7) years. Such proposed sale involves approximately 2898 acres which includes this vacancy which is about in the middle of the ranch. The vacancy itself is a narrow strip approximately 400' in width by approximately 3800' in length and which is a barren, caliche draw. Buyers intention appears to be for subdivision purposes.

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NOV 21 1915

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The land involved in this particular vacancy is inferior to the land on the perimeter and is a caliche, rocky draw, and any value it has is derived from the fact that it is within this ranch and the actual value as compared to the surrounding lands, in the opinion of claimant, is much less.

Answer to Question 2:

We have an agreement for \$300.00 per acre on a sale in which the Buyer is acting as a Trustee for undivided principal and does not assume liability, and the only security on the note will represent the sale of the land itself. Such note will provide for no payment on the principal for the first seven (7) years. Such proposed sale involves approximately 2898 acres which includes this vacancy which is about in the middle of the ranch. The vacancy itself is a narrow strip approximately 400' in width by approximately 3800' in length and which is a barren, caliche draw. Buyer's intention appears to be for subdivision purposes.

Answer Question 11:

②
SF - 162299
Questionnaire
11-30-72
le

December 12, 1972

Mr. John T. Keene
707 College Boulevard
San Antonio, Texas

Dear Mr. Keene:

This will acknowledge receipt of an affidavit to be used in connection with your application No. S. F. 16299 in Hays County, as well as a \$3.00 filing fee and a \$1.00 filing fee to be used for filing the application.

Mr. Egbert Smith had previously furnished us a \$1.00 filing fee to be used for this purpose. We still require a deed showing your acquisition of the property which includes this alleged vacancy and a \$3.00 filing fee. You may apply the \$1.00 toward this fee, leaving a balance due of \$2.00 for the filing of the deed.

Sincerely yours,

Bob Armstrong

By: Jack Giberson
Chief Clerk

lr

November 21, 1972

Mr. John T. Keene
707 College Boulevard
San Antonio, Texas

Dear Mr. Keene:

This will acknowledge receipt of your questionnaire and your application to purchase as a good faith claimant alleged unsurveyed land in Hays County, Texas.

Before we can file the above-mentioned application, we must be furnished with a statutory filing fee of \$1.00. A requirement sheet is enclosed for your convenience and information.

Sincerely yours,

Bob Armstrong

By: Jack Giberson
Chief Clerk

lr

Enclosure

SF-16299

SF-16299

(3)

Letter to Applicant

12-12-72

LE

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DEC 2 1972

General Land Office

STATE OF TEXAS)
)
COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN T. KEENE, known to me, who after having been duly sworn, on oath deposes and says:

I am married to HELEN AUGÉ KEENE. We were married in June, 1946. At the time of our marriage, my wife, HELEN AUGÉ KEENE, was the beneficiary of a certain trust with her father, ED AUGÉ, now deceased, as trustee. Such trust included land situated in Hays and Blanco Counties, Texas, to-wit:

FIRST TRACT: The M.C.Y. Hernandez Survey in Hays County, Texas, known as Abstract No. 594, Survey No. 5, located by virtue of Certificate No. 43, and containing 640 acres of land, patented to J. F. Ellison, Assignee, by Patent No. 333, Volume No. 4.

SECOND TRACT: The Jo Senour Preemption Survey of 80 acres, situated in Hays and Blanco Counties, Texas, patented to the heirs of Jo Senour by Patent No. 114, Volume 30, and known as the W. C. Wallace Preemption.

THIRD TRACT: The H & O B R.R. Co. School Land Survey No. 62, located by virtue of Certificate No. 231, containing 640 acres, situated in Blanco and Hays Counties, Texas.

FOURTH TRACT: The Waco Manufacturing Co. School Land Survey No. 2, located by virtue of Certificate No. 29, containing 320 acres of land, situated in Blanco and Hays Counties, Texas.

FIFTH TRACT: The H & O B R.R. Co. Survey No. 1, located by virtue of Certificate No. 184, containing 640 acres of land, situated in Blanco County and Hays County, Texas, and being the same land patented to Hutzinger and Angus, by Patent No. 225, Volume No. 39, of record in Book "V", pages 240-241, of the Deed Records of Hays County, Texas.

SIXTH TRACT: The W. C. Roy Preemption containing 160 acres of land, situated in Hays County, Texas, covered by Patent No. 336, Volume No. 17.

SEVENTH TRACT: The W.H.D. Carrington Preemption containing 160 acres of land, situated in Hays County, Texas, covered by Patent No. 238, Volume No. 34, to James A. Fisher, Assignee.

EITHTH TRACT: The following land out of the Nancy Kimbro 640 acres, Survey No. 4, Certificate No. 100, patented to J. F. Ellison, Assignee, by Patent No. 321, Volume 6; beginning at the N.E. corner of the J. A. Seward Preemption; thence S. 75 vrs. to the N.W. corner of the Antonio Menchaca Survey; thence E. 1568 vrs. to the S.E. corner of the Nancy Kimbro Survey; thence N. with the E. line of same to the S. line of the H. & O.B. R.R. Co. Survey No. 1; thence W. with the S. line of same 754 vrs. to the S.W. corner of the same and a N.W. corner of the said Nancy Kimbro Survey; thence S. with the east line of the H & O.B. R.R. Co. Survey No. 2, 1384 vrs to the

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S.E. corner of same; thence S. 33-1/2 W. 1360 vrs. to the place of beginning and containing 417 acres of land, more or less, and being all of the said Nancy Kimbro Survey save and except 223 acres sold off the west of said survey by W. R. Yancy and wife to H. Ulrich.

NINTH TRACT: Four acres of land out of the H. & O.B. R.R. Co. Survey No. 61, situated east of the division fence between H. Ulrich and this, the Barnett tracts; one-fourth acre of land out of the H. & O.B. R.R. Co. Survey No. 2, lying north of the said division fence and containing one-fourth acre, more or less; two and one-half acres, more or less, out of the said H. & O.B. R.R. Co. Survey No. 2, lying east of said division fence, and one-tenth of an acre, more or less, out of the Nancy Kimbro Survey No. 4, lying southeast of said division fence; said small parcels of land aggregating six and seventeen twentieths acres of land, more or less.

Included in the foregoing description is the following acreage within the above described land situated in Hays County, Texas:

Bounded on the South by the H. & O.B. Railroad Company Survey No. 1, on the West by Scrap File No. 13397, on the North by the H. & O.B. Railroad Co. Survey No. 62, on the East by the John M. Cayce Survey.

Affiant believes this tract contains 35.8 acres.

Affiant in good faith believes that same was included in bounds of survey or surveys previously titled, awarded or sold under circumstances that would have vested title therein had said area actually been located within said survey or surveys.

This property has been under fence and within definitely recognized boundaries within the interior confines of the total acreage since and before 1939. As a result thereof, affiant and his wife, HELEN AUGÉ KEENE, and her father, EDWARD AUGÉ, now deceased, in good faith believed that she, the said HELEN AUGÉ KEENE, was the owner thereof.

The circumstances under which adjoining land is being held was by purchase of approximately 3100 acres of land, which included this alleged vacancy, such purchase being made by EDWARD AUGÉ, the Trustor and Trustee of the trust of which HELEN AUGÉ KEENE was beneficiary, such property having been purchased by Mr. Auge from W. J. Allen on October 30, 1939. Mr. Allen had purchased such property from Mr. C. H. Barnett in 1937.

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Mr. Barnett had acquired it from his mother in 1929, and Mrs. Barnett acquired it in 1927 from Mr. Ulrich. Each of these transfers, as above set out, included the alleged vacancy and each was for a valuable consideration. A portion of this land is situated in Blanco County, although the vacancy itself is in Hays County.

The adjoining land is being held as a part of the ranch belonging to HELEN AUGÉ KEENE.

All of this land has been used for grazing and pasture only.

Affiant knows of no producing oil or gas wells in close proximity to this land, and by close proximity affiant has in mind a distance of 50 miles.

The abstract to the above described property has been recently examined by Zeb H. Fitzgerald, the present manager of The Hays Abstract Company, whose address is P.O. Box 653, San Marcos, Texas, 78666, and abstractor's opinion sent to the Stewart Title Company in San Antonio is that title to all of such acreage (3100) is in HELEN AUGÉ KEENE, the wife of affiant, with the exception of the vacancy, which the abstractor says he failed to find a patent for. Such information concerning the same was the first information affiant or his wife, Helen Auge Keene, had to such fact.

Further affiant says nothing.

Executed the 1st day of December, 1972.

John T. Keene
JOHN T. KEENE

SUBSCRIBED and SWORN TO before me by JOHN T. KEENE this 1st day of December, 1972, to certify which witness my hand and seal of office.

Martha Bullock
Notary Public, Bexar County, Texas

MARTHA BULLOCK

STATE OF TEXAS)
)
COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared JOHN T. KEENE, known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 1st day of December, 1972.

Martha Bullock
Notary Public, Bexar County, Texas
MARTHA BULLOCK

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DEC 2 1972
General Land Office

S. F. 16299

(4)

Applicant

12-2-72

be

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day
personally appeared JOHN T. KERN, known to me, to be the person
whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes
and consideration therein expressed.

RECEIVED AS STATED

\$ 3 ⁰⁰/₁₀₀

DATE 12-2-72

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GENERAL LAND OFFICE

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General Land Office

SURVEY MAP

S.F. 16299

HAYS COUNTY, TEXAS

H. & O. B. RR Co SURVEY # 62 ABS 805

JOHN M. CAYCE SURVEY ABS 662

H. & O. B. RR Co. SURVEY # 61
BLANCO COUNTY ABS. 693

N.W. COR. #62
N 1°12'W 7" S.O. STUMP
1898.10 V 516°E 8.01
FOUND 12" L.O. X
S 84°W 25.0 V

8" L.O. X S 21°31'E 31.86 V
10" L.O. X N 43°28'W 29.23 V
9" L.O. X N 24°46'W 16.09 V

11" L.O. X N 69°50'W 21.68 V
5" L.O. X N 34°45'W 12.13 V
7" L.O. X S 38°05'E 2.94 V
8" L.O. X S 29°45'E 7.80 V
6" L.O. X S 58°42'W 13.47 V

ORIGINAL TREES FOUND:
8" L.O. X N 4°05'W 1.82 V
14" L.O. X N 4°05'W 10.96 V
MARKED:
9" L.O. X N 86°52'E 29.31 V
9" L.O. X S 25°52'E 24.59 V

N 89°34'W 418.36 V
S.F. 13233 & S.F. 13397 A.F. ULRICH
N 0°06'E 147.66 V

JOHN T. KEENE S.F. 16299 38.607 ACRES

N 88°30'E 58.213 V
S 0°26'E 166.71 V
N 89°23'E 506.40 V

S 73°37'W
23.92 V

8" L.O. X N 89°34'E 24.82 V
10" L.O. X S 20°14'W 26.11 V
8" L.O. X N 71°23'W 12.93 V
8" L.O. X N 40°19'W 10.79 V
S.W. COR. #1 S 0°19'E AT 1927.53 VARAS

H. & O. B. RR. Co SURVEY # 2 ABS. 731

H. & O. B. RR. Co SURVEY # 1 ABS 526

THIS IS TO CERTIFY THAT I, EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR OF TRAVIS COUNTY, TEXAS, MADE THE FOREGOING SURVEY ON THE GROUND, ACCORDING TO LAW, ON THE DATE AND WITH THE QUALIFIED CHAINMEN HEREON NAMED; AND THAT THE LIMITS, CORNERS, AND BOUNDARIES WITH THE MARKS OF THE SAME, NATURAL AND ARTIFICIAL, ARE TRULY AND CORRECTLY DESCRIBED AND SET FORTH ON THE FOREGOING PLAT, JUST AS I FOUND THEM OR PLACED THEM AS THE RESULTS OF MY SURVEY UPON THE GROUND.

Egbert V. Smith

EGBERT V. SMITH, LICENSED STATE LAND SURVEYOR

S.W. COR. #1

S.E. COR. #1

JOHN M. CAYCE SURVEY ABS 662

W. A. MANER ABS. 338

0-884

NORTH

SCALE: 1" = 300 VARAS

File No. 27-16599

County

HAYS

Plat

Filed

Dec 2

BOB ARMSTRONG, CLERK

By H. Fisher

LEGEND: SCALE: 1" = 300 VARAS

⊙ ROCK MOUND FOUND AT OLD CORNER

○ CORNER MARK PLACED (1/2" STEEL STAKE)

--- WIRE FENCE

... TIE LINES

--- DRAINAGE

--- SCALE SHORT

LOCATION: N 26°W AT 32.88 MILES FROM SAN MARCOS, TEXAS

SURVEY COMPLETED NOVEMBER 17, 1972

By: *Egbert V. Smith*

EGBERT V. SMITH

LICENSED STATE LAND SURVEYOR.

DIRECTOR OF SURVEYING: CLINTON P. RIPPY

PARTY CHIEF: THOMAS DODD

CHAINMEN: : GARY McCORMICK

: STEVE YEARGAN

: WILLIAM H. RUSSELL

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General Land Office

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SURVEY MAP

S.F. 16299

Dec. 2, 1972

HAYS COUNTY, TEXAS



Blanco County Assessor
H.B. O.B. Co. Surveyor

2nd. 20.00' x 10.00' W. 10.00' x 10.00' N. 10.00' x 10.00' E. 10.00' x 10.00' S.

108.13 3.16' x 0.1' 8
108.13 3.16' x 0.1' 8
108.13 3.16' x 0.1' 8

108.13 3.16' x 0.1' 8
108.13 3.16' x 0.1' 8
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THIS IS TO CERTIFY THAT I, EUGENE V. SMITH, LICENSED STATE LAND SURVEYOR OF TRAVIS COUNTY, TEXAS, MADE THE FOREGOING SURVEY ON THE GROUND, ACCORDING TO LAW, ON THE DATE AND WITH THE QUALIFIED CHAINMEN HEREON NAMED; AND THAT THE LIMITS, CORNERS, AND BOUNDARIES WITH THE MARKS OF THE SAME, NATURAL AND ARTIFICIAL, ARE TRULY AND CORRECTLY DESCRIBED AND SET FORTH ON THE FOREGOING PLAT, JUST AS I FOUND THEM OR PLACED THEM AS THE RESULTS OF MY SURVEY UPON THE GROUND.

File No. S.F. 16299

Hays County

Dec. 2, 1972

BOB ARMSTRONG, County

By H. Taylor



LOCATION: 1/2 Sec. 36, T. 12N, R. 12E, S. 12E, 1/2 Sec. 36, T. 12N, R. 12E, S. 12E

SURVEY COMPLETED NOVEMBER 17, 1972

BY: E. V. Smith

REGISTERED STATE LAND SURVEYOR

DIRECTOR OF SURVEYING: CLINTON B. BERRY
PARTY CHIEF: THOMAS DODD
CHAINMEN: CARL MCCORMICK
STEVE LEASER
MITCHELL H. BURNETT

SCALE 1" = 300' F
LEGEND:
CORNER MARK PLACED (1/2" STEEL STAKE)
ROCK MOUND FOUND AT OLD CORNER
TIE LINES
DRAINAGE
SCALE 1" = 300' F

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DEC 3 1972
COUNTY CLERK OFFICE

Normal Ordinance
108.13 3.16' x 0.1' 8
108.13 3.16' x 0.1' 8
108.13 3.16' x 0.1' 8

D-884

EGBERT V. SMITH
3316 BIG BEND DRIVE
AUSTIN, TEXAS 78731

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DEC 2 1972

General Land Office

Surveyor's Report:

S.F. 16299, in Hays County, Texas:

To Mr. Bob Armstrong, Commissioner of The General Land Office of Texas.

Dear Sir:

During the normal course of events, many original Survey Corners were found while making a boundary survey of the John T. Keene Ranch in Hays and Blanco Counties. S.F. 13233 had been surveyed on September 3, 1929 by M.V. Homeyer, for the "Good Faith Claimant", A.F. Ulrich, which indicated the existence of "un-surveyed" land between the south line of the H & O.B. R.R. Co. Survey#62 and the north line of the H & O.B. R.R. Co. Survey#1; and bound on the east by the John M. Cayce Survey (abstract 662).


The four corners of the H & O.B. R.R. Co. Survey#62 were found and satisfactorily verified; as were the four corners of the H & O.B. R.R. Co. Survey#1; although the bearings to Shingle Hill from the NE corner and the SE corner of said Survey#1 were obviously in error in the B.C. Hardin field notes dated October 23, 1877. They were found to be N 88° E and N 75½° E, respectively... The south west corner of the John M. Cayce Survey was found to be the corner post in a ravine or at the head of a branch, and verified by its position, relative to the north corners of said H & O.B. R.R. Co. Survey#1. The field notes and plat for this S.F. 16299 show these ties and connections.

The "find" that excited most enthusiasm was the old rock mound at the SE corner of the H & O.B. R.R. Co. Survey#62, with its two standing witness trees. The bearing basis for this survey work was taken from the previous record bearing of N 69° W to Buffalo Peak from the NW corner of H & O.B. R.R. Co. Survey#1.

Respectfully submitted, November 30, 1972, by:

Egbert V. Smith

Egbert V. Smith - Licensed State Land Surveyor



File No. S.F.-16299 6
Hays County
Sur's Report
 Filed Dec. 2 1912
 By H. J. Taylor
 BOB ARMSTRONG, Com'r

ROBERT V. SMITH
 2212 10th Street
 Austin, Texas 78701

Surveyor's Report:
 S.F. 16299, in Hays County, Texas:

Dear Sir:

To Mr. Bob Armstrong, Commissioner of The General Land Office, Texas:
 During the normal course of events, many original Survey Co. maps were found while making a boundary survey of the John T. Keene Ranch in Hays and Blanco Counties. S.F. 13233 had been surveyed on September 3, 1929 by M.V. Homeyer, for the "Good Faith Claimant", A.P. Ulrich, which indicated the existence of "un-surveyed" land between the south line of the H & O.B. R.R. Co. Survey and the north line of the H & O.B. R.R. Co. Survey and bound on the east by the John M. Gayce Survey (abstract 662).

The four corners of the H & O.B. R.R. Co. Survey were found and satisfactorily verified; as were the four corners of the H & O.B. R.R. Co. Survey; although the bearings to Shingle Hill from the NE corner and the SE corner of said Survey were obviously in error in the B.C. Hardin field notes dated October 23, 1897. They were found to be N 88 E and N 75 E, respectively. The south west corner of the John M. Gayce Survey was found to be the corner post in a ravine or at the head of a branch, and verified by its position, relative to the north corner of said H & O.B. R.R. Co. Survey. The field notes and plat for this S.F. 16299 show these ties and connections.

The "line" that excited most enthusiasm was the old rock mound at the SE corner of the H & O.B. R.R. Co. Survey, with its two standing witness trees. The bearing base for this survey work was taken from the previous record bearing of N 89 W to Buffalo Peak from the NW corner of H & O.B. R.R. Co. Survey.

Respectfully submitted, November 30, 1922, by:

Robert V. Smith

Robert V. Smith - Licensed State Land Surveyor



March 20, 1973

Wolff & Wolff
417 South Main Avenue
San Antonio, Texas 78204

Attention: Mr. Walter C. Wolff

Re: Good Faith Claimant
38.607 Acres
Hays County
S. F. 16299

Dear Sir:

This is to advise that your Good Faith Claimant application in Hays County for 38.607 acres has been approved by the School Land Board at its regular meeting of March 20, 1973, at the price of \$300.00 per acre.

Please forward your check in the amount of \$11,582.10 which we have calculated to be the amount necessary to pay for the acreage listed above. The patent fee on this tract will be \$15.00 and a separate check in the amount of \$2.00 to defray the expense of recording the Patent in Hays County will also be required. Please make your check payable to the Commissioner of the General Land Office.

A form of acceptance is enclosed, which you are requested to complete and return to this office with the required remittance.

Sincerely,

Bob Armstrong

By

H. E. White, Secretary
School Land Board

HEW/lf Enclosures

1. H. to Opp,
3-20-73

March 20, 1973

Walter E. Hill

1000 North Main Street
St. Louis, Missouri 63101

Dear Mr. Hill:

Re: School Building District

35,500 Acres

Payee Name

W. E. Hill

Dear Sir:

This is to advise you that your application for a refund of the \$10,000.00 which was paid to the School Building District on March 20, 1973, has been approved by the Board of Directors of the School Building District. The amount of \$10,000.00 has been refunded to you.

Enclosed for you is the amount of \$10,000.00 which we have estimated to be the amount necessary to pay for the survey of the land on which the school building is located.

Enclosed also is the amount of \$10,000.00 which we have estimated to be the amount necessary to pay for the survey of the land on which the school building is located.

Enclosed also is the amount of \$10,000.00 which we have estimated to be the amount necessary to pay for the survey of the land on which the school building is located.

Enclosed also is the amount of \$10,000.00 which we have estimated to be the amount necessary to pay for the survey of the land on which the school building is located.

A copy of the minutes of the meeting of the Board of Directors of the School Building District is enclosed, which you are requested to review.

and return to this office with the required fee.

Sincerely,

W. E. Hill

By

W. E. Hill, Secretary

School Land Board

Enclosure

APPRaiser's REPORT

March 6, 1973
Date Appraisal Made

1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD
BOB ARMSTRONG, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN
AUSTIN, TEXAS

I HAVE MADE A PERSONAL EXAMINATION OF AND IDENTIFIED THE PROPERTY IN Hays
COUNTY AND REPORT AS FOLLOWS:

2. LEGAL DESCRIPTION (SF No. - Abstract No.) S.F. 16299

3. (a) The community is composed principally of (white), (colored); (farming), (ranching)
(stockfarming). Ranchettes
(b) This tract is being used as pasture land, comparing average
with the average of community.
(c) Total acres 38607 located 12 miles NW from Dripping Springs,
(nearest town)
495 and 42 miles from San Marcos, 18860
(pop.) (County Seat) (pop.)
36 miles nearest railroad at Austin. (w)
(d) This tract is 12 miles Dripping Springs (c) 12 miles Dripping Springs (c)
(Grade School) (High School)
(e) This tract is on caliche, ranch-type of road, R.F.D., School Bus, Power line,
Telephone.
(f) Average rainfall 32".

4. The nearest production of oil, gas or minerals is 65 miles (distance),
SE (direction). To Appraiser's knowledge, there is presently no drilling activity in Hays County.
The nearest drilling oil or gas well is (distance) (direction).
The nearest dry hole is 12 miles (distance) WNW (direction).
If the land is under oil and gas lease, fill in the following:
(a) To whom leased
(b) Date of lease
(c) Bonus received (per acre)
(d) Total amount of rental received
If there is production on this tract, fill in the following:
(a) Number of producing wells
(b) Name of the field in which the tract is located
(c) Royalty payments received

[illegible]

BAP-263-9

6. LAND ANALYSIS

(a) General condition of land. (Inhibitory factors, Erosion etc.)

Rolling hill country traversed by the upper limits of several watershed-drainage draws with accompanying sloping, catlike hill-sides containing narrow flats of 24c soils at different elevations.

Due to its close proximity to a ranch cross-fence with pasture pens

(b) Drainage is Adequate Type Natural. There are 0 acres subject to overflow. (Natural, Ditch)

(c) Acres Terraced 0, needing terraces 0, condition of terraces -

(d) Timber and brush land, estimated salable timber, acres 0 Value per acre \$ -

(e) Pasture land is (Describe topography, condition and kinds of grasses and browse, including stocking rate and number of months animal units can be carried without feed).

+ well water, subject acreage was "opened-up" years back to facilitate the movement of livestock in & around the pens. Presently amongst scattered clusters of live oak trees, there is a light-to-moderate infestation of re-growth cedar; this is in sharp contrast to the dense cedar-brakes situated a hundred yards north of the western-half of subject Vacancy. Fair cover of native grasses consisting of Side Oats Grass, little Bluestem, Texas Wintergrass, Hairy Grass, Buffalograss, along with 3-Arms, Bell Grass, Red Grass, etc. Areas easily accessible to nearby pens & water have suffered from heavy grazing by livestock; better grass cover in the more isolated areas

		SUBSOIL				Acres		of tract.	
CLASS	USE	ACRES	DEPTH	TEXTURE	PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
"A"	Main ranch road ready access. Other flats at different elevations. drainage draw begins within boundaries	bordering	Choice	East line of this acreage provides hilltop plateau area with excellent views. Good live oak cover. Minor boundaries — easily passable.			13	\$ 300	\$ 3,900
"B"	Main ranch road ready access. Scattered live oak	bordering	Narrow	West line of this acreage provides hilltop plateau area with good views. 18 & 2x soils along drainage draw.			9	\$ 250	\$ 2,250
"C"	Wide hilltop live oak cover.	plateau	Flats	with good views & good approach problems with draw & hillsides.			9	\$ 225	\$ 2,025
"D"	Major drain draw of approach and slopes meandering thru tract. Otherwise, two narrow flats with fair views and scattered live oak cover.	traverses	this area	presenting more serious problems of accessibility throughout this acreage. Steep hillside			7 1/2	\$ 200	1,500
							Total 38 1/2		\$ 9,675

TOTAL LAND VALUE

LOAN VALUE OF BUILDINGS

TOTAL VALUE \$ 9,675

Highest & Best Use of subject tract of 38⁶⁰⁷ acres would be for ranchette-investment purposes as a portion of a larger tract suitable in shape and size for ranchette subdevelopment. Subject Vacancy itself is long and narrow in shape, and as such the East-West boundary lines cut across the terrain separated by an average distance of only some 430⁺ feet. Therefore, the narrow shape of this tract is not highly compatible with the particulars of the existing topography.

Operating-ranch units of 2000-to-5000 acres have been typical of this immediate area of Blanco & Hays Counties for years past; however, the fact exists that this general area is within commuting distance of Austin and thus the area within the past several years has been subject to a strong Austin influence for either ranchette-sized tracts or large-acreage units as an investment for future subdevelopment purposes.

An example of this latter type of investment is a recent sale involving the ranch within whose boundaries subject Vacancy is located. Of record in Blanco County $\left(\frac{83}{678}\right)$ and in Hays County $\left(\frac{285}{370}\right)$ is a sale in Sept. 1972 from Helen Angie Keene to Jimmy W. Thomas, Trustee involving 2,898[±] acres at \$300 per acre (\$123,000 cash down payment + \$746,640 Note/Vendor @ 6% interest.)

In view of the Highest & Best Use as stated above, the best approach to Value Indication by Comparison is to base subject tract on the prices paid for large-acreage tracts purchased as an investment for later subdevelopment into ranchettes. The "size" variable in the Comparison Table is thus eliminated, and the "Location" variable is relegated to a lesser degree of importance.

Comparison Discussion:

Comp #1 — located 4 miles southwest across country from subject Vacancy; and acreage in general represents the South pasture of the third ranching-unit situated southwest of subject Augie Ranch. An unimproved 50-foot strip approximately $\frac{1}{2}$ mile in length & down a boundary fence line of remaining acreage was deeded with sale to provide access from a County Caliche Road. Rolling-to-mountainous country traversed about midway by spring-fed & flowing Flat Creek. Some high bluffs along creek frontage but other areas readily accessible to men and livestock. Mostly open country — Live Oak and Spanish Oak timber with light infestation of regrowth Cedar; some pockets of heavy Cedar left for wildlife protection. Good native grass cover — Little Bluestem in abundance. Several tributary draws draining to Flat Creek contain deep canyons that present some problems of accessibility throughout tract. Enclosed within net fences in fair shape generally; well & windmill, etc. situated on tract. Purchaser has an active history of buying large-acreage units in Hays, Blanco, Comal & some surrounding counties as an investment for later subdevelopment, re-sale purposes.

Comp #2 — located 5 miles S.S.W. across country from Subject Vacancy. Similarly situated some $2\frac{1}{2}$ miles off a public road with access via a neighborhood-type, caliche-soil, ranch roadway that services several ranches and with several gates to open. However, this "public road" is U.S. Hwy #290 at Henly with easy commuting thence to Austin; whereas,

there are some 9 1/2 miles of winding County caliche roads to travel between the entrance to the Angie Ranch and US #290 just west of Dripping Springs for commuters to Austin. In addition, Comp. tract has good frontage along this neighborhood-ranch road which borders the entire west line of tract. The approximate front half of tract consists of mostly 24c-BD-1 soils; however, the rear half is rougher country being mostly 24F-BE-1 land traversed by tributaries of Sycamore Creek. live oak & Spanish Oak country but with a heavy Cedar growth. New 4-strand barb fence along 2 sides; old net fencing along remainder. Well & windmill, etc.; farm-value shed; electricity to tract. The "size" variable is adjusted in direct relationship to Comp#1 and not in regards to the specific size of Vacancy tract (see conditions noted under Highest & Best Use.)

SIZE	TIME	MINERALS	LOCATION	% CROP	PRODUCTION	WATER- FENCES- IMPROVEMENTS	TOTAL
0	0	0	+10	0	-50	-10	-50
50	0	0	-10	0	-40	-30	-130
/ Ranch within whose boundaries subject							Δ

[illegible]

SUMMARY: ADJUSTED PRICE \$ 250 x 38.607 = \$ 9,651.75

INCOME ESTIMATE:			VALUE PER		SHARE	LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT		
						\$
						\$
						\$
						\$
						\$
Pasture						\$
					TOTAL LANDLORD'S SHARE	\$

1. TAXES

FAIR SHARE

Fair Mkt. Value by Tax Offices at \$60 per acre on adjoining lands

County Assessed value at 38% of FMV or \$22.80 per acre

School " " " 27% " " " \$16.20 per acre

	Rate	Amount
1. State & County	88¢	\$ 7.74
2. School (625 valuation)	1.75	\$ 10.94
3. Other		\$
4. Other Road	9¢	\$.79

TOTAL \$ 19.47

TOTAL EXPENSE \$ _____

LANDLORD SHARE \$ _____ - EXPENSE \$ _____ - NET INCOME \$ _____

\$ _____ ÷ _____ = \$ _____

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
None		

10. RATING OF FARM = above, average, below.

VALUE INDICATION BY Summation \$ 9,675⁰⁰
 VALUE INDICATION by Comparison \$ 9,651⁷⁵
 VALUE INDICATION by Capitalization \$ N.A.

11 The present market price should be \$ 9,650⁰⁰

12 NARRATIVE SUMMARY:

Land-outstanding features Good area location — popular ranchette area of Hays County from the south line of Angie Ranch towards Henly & Dripping Springs; subject to strong Austin influence. Main ranch road (that services two ranches) traverses the approximate mid-section of tract thru an elevated, hilltop-plateau flat with good-to-excellent views. Open country with scattered clusters of live oak trees — not dense cedar brakes as is present a hundred yards north of tract.

Limiting factors Located 2½ miles off a public road, school bus, etc.; access via a caliche ranch road with several gates to open. long & narrow shape to tract with East-West boundary lines cutting across topography so as to isolate some areas by hillsides slopes & making them accessible by 4-wheel-drive vehicles only — however, all drainage draws passable at one point or another within tract's boundaries. Light-to-moderate infestation of re-growth cedar.

Community & amenities

Limited facilities at Johnson City & Dripping Springs; easy commuting to Austin.

Comparison Discussion

TO: Don Smith
FROM: Appraisal Section
DATE: February 6, 1973

RE: Hays County
S.F. 16299
38.607 acres

Enclosed is an assignment for an appraisal of State School Lands, either excess or Scrap File, that the Board is contemplating selling. They want the Present Market Price exclusive of any improvements such as buildings, fences, wells, tank, etc.


You will note that about all the information you have to go on is the SF No. or Abstract No., location from County Seat, the latest Field Notes, and the name of the person making application to purchase. I am indeed sorry that we cannot give you any more information, but that is all we have. In most cases the prospective buyer can be a lot of help in showing corners, etc., if they are not present the County Surveyor, Abstractor, Tax Collector, or others may help. I am sure you Appraisers with your ingenuity can locate the tract.

In cases where excesses are being purchased, you will note that the field notes cover a large tract even though the excess to be purchased is small in all cases, put the Present Market Prices on the entire tract covered by the field notes.

Include minerals in arriving at your price unless notified otherwise from the office.

People, other than buyer, who might be able to help you are:

DO NOT APPRAISE MINERALS



Jack Kyzar

Use the special white appraisal form in making this report.

BAP-1162-5

Use the special white appraisal form in making this report.

Jack Kyzar

DON'T APPRAISE MINERALS

People, other than buyer, who might be able to help you are:

otherwise from the office.

Include minerals in arriving at your price unless notified

of the entire tract covered by the field notes.

be purchased is small in all cases, but the Present Market Prices

that the field notes cover a large tract even though the excess to

In cases where excesses are being purchased, you will note

the tract.

may help. I am sure you Appraisers with your ingenuity can locate

present the County Surveyor, Abstractor, Tax Collector, or others

buyer can be a lot of help in showing corners, etc., if they are not

formation, but that is all we have. In most cases the prospective

to purchase. I am indeed sorry that we cannot give you any more in-

latest Field Notes, and the name of the person making application

go on is the SF No. or Abstract No., location from County Seat, the

You will note that about all the information you have to

improvements such as buildings, fences, wells, tank, etc.

selling. They want the Present Market Price exclusive of any im-

lands, either excess or Scrap File, that the Board is contemplating

Enclosed is an assignment for an appraisal of State School

DATE: February 6, 1973
FROM: Appraisal Section
TO: Don Smith

RE: Hays County
S.F. 16299
38.608 acres

8. App. Report
3673

August 23, 1973

Mr. Forrest Troutman
Box 1409
Austin, Texas 78767

Re: Good Faith Claimant
38.607 acres
Hays County

Dear Mr. Troutman:

Enclosed are the original receipts for the \$25.00, \$15.00 and \$11,582.10 payments made in connection with the Good Faith Claimant application made by Mr. John T. Keene.

The patent will be issued within a few weeks.

If we may be of further service, please advise.

Sincerely,

Bob Armstrong

By

H. E. White, Secretary
School Land Board

HEW/lf

Enclosures

cc: Mr. John T. Keene
707 College Blvd.
San Antonio, Texas 78767

9. Lth. to App.

8-23-73

S.F.-16299

San Antonio, Texas 78101
cc: Mr. John T. Smith
707 College Blvd.
Enclosures
B. B. White, Secretary
School Land Board

Ledger 215

LAND AWARDS AND RECEIPT

File No. S. F. 16299

Page _____

Date of Award August 23,, 19 73GENERAL LAND OFFICE,
AUSTIN, TEXASWHEREAS, John T. Keene

of San Antonio, Texas, has, in the manner and form prescribed by law, filed in this office an application and obligation to purchase the following land, to-wit:

SECTION	BLOCK	TOWNSHIP	CERTIFICATE	GRANTEE	ACRES	PRICE	COUNTY
					38.607	\$ 300.00	Hays

Date of Sale _____Amount of Note \$ _____Rate of Interest //////// Per CentDue November 1st Annually
SCHOOL LAND

The School land Board having fixed the price, and the State having received \$ 11,582.10 as the full payment thereon, I do hereby award to said applicant the survey of land described above with a reservation of minerals will be a free royalty of 1/16th of all oil and gas, and 1/8th sulphur and all other minerals to the State.

Bob Armstrong
Bob Armstrong, Commissioner General Land Office

8-23-73

S.F-16299

9



JERRY SADLER, COMMISSIONER

DUPLICATE RECEIPT

(To be Kept by Land Office)

LEDGER 215

PAGE _____

FILE NO. S. F. 16299,

Post Office Austin, Texas August 23, 1973

To THE COMMISSIONER General Land Office, Austin, Texas.

I enclose _____

CHECK

(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

for \$ 11,582.10
15.00

of which

\$ 11,582.10 are for principal
\$ _____ are for interest
\$ 15.00 are for Pat. fees

payment on the following land purchased from the State,
to-wit:

Section	Block	Township	Certificate	SURVEY	Acres	County
					38.607	Hays

John T. Keene

(Name of Sender.)

San Antonio, Texas

(Address)

Received remittance as stated above.

Bob Armstrong
Bob Armstrong Commissioner General Land Office.

11. F. P. Receipt
SF-16299

(Address)
San Antonio, Texas

(Name of debtor)
John T. Keene

San Antonio, Texas
Commissioner General Land Office

Received remittance on stated above

18.00 \$

18.00 \$

of which

12.00 was for principal

6.00 was for interest

11,285.10 was for principal

(See original from Office on back of a bond in Austin, Texas)

CHECK

COMMISSIONER General Land Office, Austin, Texas

E. F. 16399

Post Office Austin, Texas August 23, 1913

(To be kept by Land Office)

JERRY SADLER, COMMISSIONER

DUPLICATE RECEIPT

Page 512

for \$ 11,285.10

12.00

-----00000-----
THE STATE OF TEXAS |

COUNTY OF BLANCO |

159/186
KNOW ALL MEN BY THESE PRESENTS:

That I, ED AUGER, TRUSTEE, of the County of Bexar and the State of Texas, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration to me in hand paid by HELEN AUGER KEENE, out of her separate property and estate, the receipt of which is hereby fully acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said HELEN AUGER KEENE, of the County of Bexar and the State of Texas, as her sole and separate property, the following described real estate situated in the Counties of Hays and Blanco, and the State of Texas, containing 3063-17/20 acres of land, more or less, as follows:

FIRST TRACT: The M.C.Y. Hernandez Survey in Hays County, Texas, known as Abstract No. 594, Survey No. 5, located by virtue of Certificate No. 43, and containing 640 acres of land, patented to J.F. Ellison, Assignee, by Patent No. 333, Volume No. 4;

SECOND TRACT: The Jo Senour Preemption Survey of 80 acres, situated in Hays and Blanco Counties, Texas, Patented to the heirs of Jo Senour by Patent No. 114, Volume 30, and known as the W. C. Wallace Preemption;

THIRD TRACT: The H. & O. B. R. R. Co. School Land Survey No. 62, located by virtue of Certificate No. 231, containing 640 acres, situated in Blanco and Hays Counties, Texas;

FOURTH TRACT: The Waco Manufacturing Co. School Land Survey No. 2, located by virtue of Certificate No. 29, containing 320 acres of land, situated in Blanco and Hays Counties, Texas;

FIFTH TRACT: The H. & O. B. R. R. Co. Survey No. 1, located by virtue of Certificate No. 184, containing 640 acres of land situated in Blanco County and Hays County, Texas, and being the land patented to Mutzinger and Angus, by Patent No. 225, Volume No. 39, of record in Book "V", pages 240-241 of the Deed Records of Hays County, Texas;

SIXTH TRACT: The W. C. Roy Preemption containing 160 acres of land, situated in Hays County, Texas, covered by Patent No. 336, Volume No. 17;

SEVENTH TRACT: the W. H. D. Carrington Preemption containing 160 acres of land, situated in Hays County, Texas, covered by Patent No. 238, Volume No. 34, to James A. Fisher, Assignee;

EIGHTH TRACT: The following land out of the Nancy Kimbro 640 acres Survey No. 4, Certificate No. 100, patented to J. F. Ellison, Assignee, by Patent No. 321, Volume 6, beginning at the N. E. corner of the J. A. Seward Preemption; thence S. 75 vrs. to the N. W. corner of the Antonio Manchaca Survey; thence E. 1568 vrs. to the S. E. corner of the Nancy Kimbro Survey; thence N. with the E. line of same to the S. line of the H. & O. B. R. R. Co. Survey No. 1; thence west with the S. line of the same 754 vrs. to the S. W. corner of the same and a N. W. corner of the said Nancy Kimbro Survey; thence S. With the east line of the H. & O. B. R. R. Co. Survey No. 2, 1384 vrs. to the S. E. corner of same; thence S. 33-1/2 W. 1360 vrs. to the place of beginning and containing 417 acres of land, more or less, and being all of the said Nancy Kimbro Survey save and except 223 acres sold off the west of said survey by W. R. Yancy and wife to H. Ulrich;

NINTH TRACT: Four acres of land out of the H. & O. B. R. R. Co. Survey No. 61,

situated east of the division fence between H. Ulrich and this, the Barnett tract; one-fourth acre of land out of the H. & O. B. R. R. Co. Survey No. 2, lying north of said division fence and containing one-fourth acre, more or less, two and one-half acres, more or less, out of the said H. & O. B. R. R. Company Survey No. 2, lying east of said division fence, and one-tenth of an acre, more or less, out of the Nancy Kimbro Survey No. 4, lying southeast of said division fence; said small parcels of land aggregating six and seventeen twentieths acres of land, more or less.

It is intended by the Grantor herein to convey to the Grantee herein all those certain lands heretofore conveyed by C. H. Barnett and wife, Cecile Barnett, to W. J. Allen and wife, Dora Elizabeth Allen, by deed dated July 30th, A. D., 1937, recorded in Volume 51, page 200 of the Deed Records of Blanco County, Texas. It is hereby expressly understood and agreed that this is a sale of all of the tracts of land more particularly described hereinabove without respect to the actual number of acres therein contained.

The lands hereinabove described being the same lands described in deed of conveyance executed by Carrie F. Barnett to Curtis H. Barnett, dated August 21st, 1929, recorded in Volume 99, pages 161-166, inclusive, Deed Records of Hays County, Texas, and in Volume 46, pages 121-127, inclusive, Deed Records of Blanco County, Texas, and further described in deed of trust executed by said Curtis H. Barnett to Gus J. Groes, Trustee, which is also of record in the counties named and to which instruments and the record thereof reference is here made for further identification and description of the lands herein conveyed.

This conveyance is made subject to easement dated December 26th, 1928, from W. S. Barnett and wife, Carrie F. Barnett, to Shell Pipe Line Corporation, recorded in Volume 97, page 420 of the Deed Records of Hays County, Texas.

It is expressly understood and agreed that this conveyance shall also be subject to all and/or any easements that may exist on any of the above described premises which have been acquired by prescription and/or dedication.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said HELEN AUGÉ KEENE, as her sole and separate property, her heirs or assigns forever.

And I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises, unto the said HELEN AUGÉ KEENE, her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, through or under me.

Executed this 16 day of April, A. D., 1954.

/signed/ Ed Auge, Trustee

STATE OF TEXAS |

COUNTY OF BEXAR |

Before me, the undersigned authority, on this day personally appeared Ed Auge, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 16 day of April, 1954.

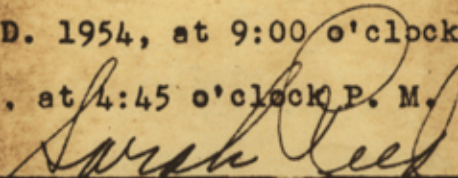
(SEAL)

/signed/ Walter C. Wolff

Notary Public, in and for Bexar County, Texas.

Filed for record the 7th day of May, A. D. 1954, at 9:00 o'clock A. M.

Recorded the 18th day of May, A. D. 1954, at 4:45 o'clock P. M.


SARAH REED, COUNTY CLERK, HAYS COUNTY, TEXAS

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

FILED FOR STATE OF TEXAS at 3:00 P.M.

COUNTY OF HAYS

I, Lydell B. Clayton, County Clerk in and for Hays County, Texas, do hereby certify that the foregoing contains a true and correct copy of deed from Ed Auge to Helen Auge Keene, as the same appears of record in Volume 159 Pages 186-187 of the Hays County Deed Records.

Given under my hand and seal of office at San Marcos, Texas, this the 17th day of January A.D. 1973.

Lydell B. Clayton
LYDELL B. CLAYTON, COUNTY CLERK,
HAYS COUNTY, TEXAS.
BY DEPUTY *[Signature]*

COPIES OF DEEDS

FILED OF DEEDS

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

FILED OF DEEDS

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

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Recorded the 18th day of Nov. 1973 at 1:12 P.M.

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

Recorded the 18th day of Nov. 1973 at 1:12 P.M.

SF-16299

12

Deed

1-31-73

lw

RECEIVED AS STATED

#300

12-2-72

DATE 1-6-73

Page No.

35487

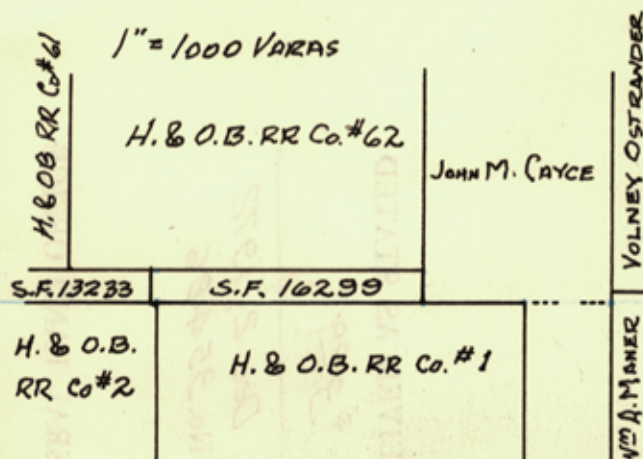
40346 lw

GENERAL LAND OFFICE

RECEIVED

DEC 15 1972

General Land Office



THE STATE OF TEXAS }
COUNTY OF H A Y S } SURVEY NO. _____
S.F. 16299
(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 38.607
acres of land made for _____

Mr. John T. Keene

by virtue of his application filed with the Commissioner of the General Land Office, Austin, Texas, on the 30th day of November, 1972, (application to be filed with the Commissioner of the General Land Office, Austin, Texas*) under the laws regulating the sale and lease of unsurveyed school land. Said land is situated in Hays County, about ~~32.8833~~ miles N 26° W from San Marcos, the County Seat, and is described by metes and bounds as follows, to-wit:

Beginning at an old rock mound found at the north west corner of the H & OB RR Co. Survey #1 (abstract 526) and the north east corner of the H & OB RR Co. Survey #2 (abstract 731), and from which point the SW corner of said Survey #1 bears S 0°19' E at 1927.53 varas, and the following live-oak trees were marked X for witness: an 8"LO X, N89°34'E at 24.82 varas, a 10"LO X, S20°14'W at 26.11 varas, an 8"LO X, N71°23'W at 12.93 varas, an 8"LO X, N40°19'W at 10.79 varas.

1. Then S 73°37' W for 23.92 varas to an old rock mound found at the SE corner of S.F. 13233, and the SW corner of this S.F. 16299.
2. Then with the east line of said S.F. 13233, N 0°06' E for 147.66 varas to a 1/2" steel stake in a new rock mound, placed for the NE corner of said S.F. 13233 and the NW corner of this S.F. 16299, and on the south line of the H & OB RR Co. Survey #62; and from which point the following witness trees were marked: an 8"LO X, S21°31'E at 31.86 varas, a 10"LO X, N43°28'W at 29.23 varas, and a 9"LO X, N24°46'W at 16.09 varas; and from which point an old rock mound found at the SW corner of said Survey #62, bears N89°34'W at 418.36 varas.
3. Then with the south line of said Survey #62, N 88°21' E for 1415.14 varas to an 1/2" steel stake placed beneath the fence on the west line of the John M. Cayce Survey (abstract 662) for the NE corner of this S.F. 16299; and from which point an old rock mound (with two original witness trees) found at the SE corner of said Survey #62, bears N 88°30' E at 58.21 varas, and the following trees were marked to witness this NE corner: an 11"LO X, N69°50'W at 21.68 varas, a 5"LO X, N34°45'W at 12.13 varas, a 7"LO X, S38°05'E at 2.94 varas, an 8"LO X, S29°45'E at 7.80 varas, and a 6"LO X, S58°42'W at 13.47 varas.
4. Then with the west line of the John M. Cayce Survey, S 0°26' E for 166.71 varas to the fence corner post found in the head of a draw, for the SW corner of said Cayce Survey, and on the north line of the H & OB RR Co. Survey #1; and from which corner post, an old rock mound found at the NE corner of said Survey #1, bears N 89°23' E at 506.40 varas.
5. Then with the north line of said H & OB RR Co. Survey #1, S 89°23' W for 1393.23 varas

to the place of beginning.

(over)

Director of Surveying : Clinton P. Rippey
Party Chief : Thomas Dodd
Chainmen : Gary McCormick
Steve Yeargan
William H. Russell
Chain Carriers

Variation 10°00 EAST

Surveyed November 17, 1972

I, Egbert V. Smith, Licensed State Land ~~County~~-Surveyor of Travis County, Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing plat and field notes, just as I found them on the ground.

Egbert V. Smith

Licensed State Land Surveyor--

Filed for record in my office, the 7th day of Dec., 1972, at 10:00 o'clock A M, and duly recorded the 13th day of Dec. 1972, in Book 3, Page 310 of the Field Note Records of Hays County, Texas.

County Surveyor--County Clerk

IMPORTANT NOTICE

- * (1) To be used in Lieu of "application filed with the Commissioner of the General Land Office, Austin, Texas, on the _____ day of _____, 19____" when application is to be accompanied by the field notes.
- (2) The written report of the survey which is required to accompany the above field notes must show whether the above described tract of land is situated within five (5) miles (state exact distance) of a well producing oil, gas, or other minerals in paying quantities.

I, _____, do hereby certify that the character and reasonable market value of the land included within the limits of the within field notes are as follows:

Soil (state character) _____ Timber _____ Value \$ _____ per acre (including timber)

Licensed State Land Surveyor--
County Surveyor

GENERAL LAND OFFICE

RECEIVED AS STATED
\$300
Date Dec. 2, 1972
Reg. No. 35486

File No. SE 16299
Hays County
Filed Dec. 15 1972
By Bob Armstrong, Com'r
Correct on Map for 38607 acres
PATENTED 9/12/73
NO. 244 VOL. 40-B
MAILED CO. CLK 9/17/73

ACCEPTANCE OF TERMS OF SALE
OF UNSURVEYED SCHOOL LAND

(Applicant or Good Faith Claimant)

Austin, Texas, March 20, 1973

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated in your letter dated March 20, 1973 and apply to complete my application to purchase under the terms of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature and approved June 19, 1939, and other laws relating to the sale of unsurveyed school land without settlement.

The land is situated in Hays County, Texas, about 33 miles (give course) North 27° from the county seat, and is briefly described as follows:

Survey No.	S. F. No.	Acres	Classification
	16299	38.607	

I agree to pay for said land the price of \$300.00 Dollars per acre, and I hereby enclose the sum of \$11,582.10 Dollars as the full cash payment therefor.
(Insert whether "full" or "one-fortieth")

I further agree that the sale to me is made upon the express conditions, to-wit:

The reservation of minerals will be a free royalty of 1/16th of all oil and gas, and 1/8th sulphur and all other minerals to the State.

I do solemnly swear (affirm) that I am over twenty-one (21) years of age.

John T. Keene Applicant or Good Faith Claimant

Post Office 707 College Blvd.
San Antonio, Texas

Sworn to and subscribed before me, this the 27th day of August, 1973.

Walter C. Wolff, Jr.

BEXAR County, Texas
WALTER C. WOLFF, JR.

OBLIGATION

\$ School Lands.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of

Dollars, with interest thereon as hereinafter specified, the same being for the remainder of purchase money for the following described tract of land purchased by me, of the State of Texas, in accordance with the provisions of

laws relating to the sale of unsurveyed public free school lands; to-wit: All of Survey No.

S. F. No., Grantee, situated in County, Texas.

The annual interest of five per cent, upon all unpaid principal, together with one-fortieth of the original principal, I am to pay or cause to be paid to the General Land Office, at Austin, Travis County, Texas, on or before the first day of each November thereafter until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and am subject to and accept all the benefits and penalties contained and prescribed in the laws above referred to.

Witness my hand this day of, 19.

Applicant or Good Faith Claimant

Post Office

14 Acceptance form

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16299

ACCEPTANCE OF TERMS OF SALE OF UNSURVEYED SCHOOL LAND (Applicant or Good Faith Claimant)

of

John I Keene

Post Office San Antonio, Texas

WITHOUT SETTLEMENT

38.601 acres in

Hays County, Texas.

Filed 8-29, 19 73

Bob Armstrong
Commissioner
Awarded March 20, 19 73

Rejected Bob Armstrong, 19 73

Class _____

Appr'm't _____

Obligation _____

On Market _____

The land is situated in _____ Hays County, Texas, about _____ miles
from _____
under the terms of House Bill No. 9 passed at the Regular Session of the Forty-sixth Legislature and
in a letter dated March 20, 1973 and apply to complete my application to purchase
I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated
TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

OF UNSURVEYED SCHOOL LAND
ACCEPTANCE OF TERMS OF SALE

(Applicant or Good Faith Claimant)

Austin

Texas

March 20,

19 73



OBLIGATION

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of

School Land

with interest thereon as hereinafter specified, the same being for the remainder of purchase money for the
following described tract of land purchased by me of the State of Texas, in accordance with the provisions of
laws relating to the sale of unsurveyed public free school lands, to-wit: all or certain of

S. F. No. _____
County, Texas.

Grantee

Situated in _____

Witness my hand this _____ day of _____ 19 _____

Post Office _____

Applicant or Good Faith Claimant

August 23, 1973

County Clerk
Hays County
San Marcos, Texas

Re: S. F. 16299
38.607 Acres
Hays County, Texas

Dear Sir:

This is to inform you that I have issued a Land Award and Receipt to Mr. John T. Keene, 707 College Blvd., San Antonio, Texas covering 38.607 acres in S. F. 16299, Hays County. A copy of the award is enclosed.

Please make a notation of the issuance of this award on your records. Patent will be issued within the next few weeks and forwarded to you for recordation.

Sincerely,

Bob Armstrong

By

H. E. White, Secretary
School Land Board

HEW/lf

cc: Mr. Forrest Troutman
Box 1409
Austin, Texas 78767

8-23-73

16292

September 12, 1973

Honorable Dolph Briscoe
Governor of Texas
Austin, Texas 78711

Dear Governor Briscoe:

I am tendering Patent numbered 264, which is in proper order and comply with the Constitution and laws of the State and is approved, for your signature.

Sincerely yours,

Bob Armstrong

BA/mw

Enclosures

File: SF 16299

16 Ltr to Governor 9/2/23
S.F. 16299

Honorable Ralph H. Bishop
Governor of Texas
Austin, Texas 78711

Dear Governor Bishop:

I am rendering Patent numbered 264, which is in proper order and
comply with the Constitution and laws of the State and is approved,
for your signature.

Sincerely yours,

Bob Armstrong

By

Enclosures

File: 27 16299



Austin, Texas September 17, 1973

County Clerk Hays County

San Marcos, Texas 78610

Dear Sir:

The enclosed check for \$.00 is for recording the enclosed patent_ in Hays county, issued to the Patentee shown therein.

The other check or checks, enclosed, if any, is the fee for the other county clerk, or clerks, as shown.

When recorded by you, kindly forward patent, and this letter, with balance of fees, if any, to other proper county clerk, and when record is fully completed deliver to the owner or his agents, in person or by registered mail, as required by Chapter 47, Acts April 2, 1918.

Deliver to:

John T. Keene, % Sneed, Vine, et al, Attention: Forest Troutman

P. O. Box 1409, Austin, Texas 78767

paid the fees as agent or owner.

Patent No. 264

Vol. No. 40-B

File No. SF-16299

Enclosures

Sincerely yours,

Bob Armstrong, Commissioner
General Land Office

By:
Jack Giberson, Chief Clerk



17. \$10 to CL & Patent 9/17/73
SF-16299

Austin, Texas September 17, 1973

County Clerk Hays

See Marces Texas 78810

Dear Sir:

The enclosed check for \$1.00 is for recording the enclosed patent in Hays county, issued to the patentee shown therein.

The other check or checks, enclosed, if any, is the fee for the other county clerk, or clerks, as shown.

When recorded by you, kindly forward patent, and this letter, with balance of fees, if any, to other proper county clerk, and when record is fully completed deliver to the owner or his agents, in person or by registered mail, as required by Chapter 47, Acts April 2, 1918.

Deliver to:

John T. Keane, X Inves, Vins, et al, Attention: Forest Troutman

P. O. Box 1403, Austin, Texas 78767

paid the fees as agent or owner.

Sincerely yours,

Bob Armstrong, Commissioner
General Land Office

Patent No. 284

Vol. No. 40-2

File No. 87-15232

Enclosures

By: Jack Giberson, Chief Clerk

September 17, 1973

Mrs. Ruth Clayton
Tax Assessor Collector
Hays County
San Marcos, Texas 78610

Dear Mrs. Clayton:

The following information should be noted on your records.

A tract of land containing 38.607 acres, located in Hays County, has been awarded to John T. Keene, et ux and will be known as the John T. Keene Survey SF16299.

This information will be carried in Abstract Supplement H under Abstract Number 835.

Sincerely yours,

Bob Armstrong

By
Jack Giberson, Chief Clerk

BA/JG/mw

18. dtd to Jay Quintero 9/17/73
S.F. 16299

September 17, 1973

Mrs. Ruth Clayton
Tax Assessor Collector
Hays County
San Marcos, Texas 78610

Dear Mrs. Clayton:

The following information should be noted on your records:

A tract of land containing 18.607 acres, located in Hays County, has been awarded to John T. Keane, et ux and will be known as the John T. Keane Survey 28133.

This information will be carried in Abstract Supplement B under Abstract number 835.

Sincerely yours,

Bob Armstrong

By
Jack Ellerson, Chief Clerk

BU/12/73